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Sussex County Planning & Zoning Commission

AGENDA*

April 22, 2021

5:00 P.M.

**PLEASE NOTE THAT THE MEETING WILL BE HELD AT THE FOLLOWING
LOCATION: COUNCIL CHAMBERS, SUSSEX COUNTY ADMINISTRATIVE OFFICE
BUILDING, 2 THE CIRCLE, GEORGETOWN**

**PLEASE REVIEW THE MEETING LOCATION AND PARTICIPATION INSTRUCTIONS
AT THE BOTTOM OF THE AGENDA**

Call to Order

Approval of Agenda

Approval of Minutes – March 25, 2021

Other Business

- | | |
|-----------------------------------------------------------------------------------------|----|
| <u>2020-02 Lands of Steve Axe Sr. Subdivision</u>
Final Subdivision Plan | KH |
| <u>Milo's Haven (FKA Lakelynns)(C/Z 1881)</u>
Final Site Plan | BM |
| <u>(2018-18) Cannon Property Subdivision</u>
Revised Preliminary Subdivision Plan | HW |
| <u>Americana Bayside MR-RPC – Village A</u>
Preliminary Amenities Plan | BM |
| <u>(2020-11) Cardinal Grove Subdivision</u>
Request to Revise Conditions of Approval | KS |
| <u>Lands of Ennis</u>
Minor Subdivision off a 25' easement | HW |

Old Business

- | | |
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| <u>2019-24 Stratus Estates (F.K.A. Cool Spring Meadows)</u>
A cluster subdivision to divide 187.93 acres +/- into 226 single family lots to be located on a | KS |
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certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the north and south sides of Stockley Rd. (S.C.R. 280), approximately 0.65 mile southeast of Forest Rd. (S.C.R. 292). Tax Parcel: 234-5.00-30.00. Zoning District: AR-1 (Agricultural Residential District).

C/U 2235 Brian P. Lessard, Lessard Builders, Inc.

KS

An Ordinance to grant a Conditional Use of land in a GR General Residential District and an AR-1 Agricultural Residential District for an amendment of conditions of approval for Conditional Use No. 2129 (Ordinance 2603) to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 10.76 acres, more or less. The property is lying at the southeast corner of Argos Corner Rd. and Coastal Hwy. (Route 1). Address: 22754 Argos Corner Rd., Lincoln. Tax Parcel: 230-7.00-95.00.

C/U 2244 Ramon A. Mendez & Alma Mendez

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a grocery store to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 1.39 acres, more or less. The property is lying on the south side of Hickman Rd. (Rt. 16), approximately 1,600 ft. east of Scotts Store Rd. (Rt. 36). 911 Address: 8354 Hickman Rd., Greenwood. Tax Parcel: 530-9.00-53.01.

C/U 2246 Bee Wise, LLC

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a real estate business to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.709 acre, more or less. The property is lying on northwest side of John J. Williams Hwy. (Rt. 24), approximately 0.37 mile southwest of Mulberry Knoll Rd. (S.C.R. 284). 911 Address: 20028 John J. Williams Hwy., Lewes. Tax Parcel: 334-12.00-24.00.

2019-29 Scenic Manor (F.K.A. Estates at Mulberry Knoll)

BM

A cluster subdivision to divide 166.8 acres +/- into 319 single family lots to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County. The property is lying on the east and west sides of Mulberry Knoll Rd. (S.C.R. 284), approximately 0.67 mile south of John J. Williams Hwy. (Route 24). Tax Parcel: 334-18.00-43.00. Zoning District: AR-1 (Agricultural Residential District).

Public Hearings

2020-15 – The Estuary at Oyster Rock

KS

A standard subdivision to divide 28.80 acres +/- into 21 single family lots to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the north side of Sandbar Court, which is within the existing Oyster Rock subdivision, and accessed from the northwest side of Oyster Rocks Road approximately 0.61-mile northeast of Coastal Highway (Rt. 1). Tax Parcel: 235-16.00-45.01. Zoning District: AR-1 (Agricultural Residential District).

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-30.00-58.02 (PORTION OF)

C/Z 1929 – Ryan Lehmann (Manntino Realty Holdings, LLC)

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.4653 acres, more or less. The property is lying on the south side of Lewes Georgetown Hwy (Rt. 9) approximately 0.7 mile east of the intersection of Harbeson Rd (Rt. 5) and Lewes Georgetown Hwy (Rt. 9). 911 Address: 26822 Lewes Georgetown Hwy. Tax Parcel: 235-30.00-58.02 (Portion of)

C/U 2245 – Jonathan Plump

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for outdoor boat and RV storage to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 4.5 acres, more or less. The property is lying on the northeast side of Milton Ellendale Highway (Rt. 16) approximately 0.55 mile southeast of Holly Tree Road (S.C.R. 226). 911 Address: 20723 and 20715 Milton Ellendale Highway, Ellendale. Tax Parcels: 235-13.00-2.02 & 235-13.00-2.03

Recess

6:30 P.M.

C/Z 1926 – CP Townhomes, LLC (Canal Point RPC)

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC Medium-Density Residential District-Residential Planned Community to a MR-RPC Medium-Density Residential District - Residential Planned Community to amend conditions of approval of CZ 1538 (Ordinance 1700) in relation to piers, docks, boat ramps and other water related recreational facilities for a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 180.60 acres, more or less. The property is lying on the east side of Hebron Road approximately 0.19 miles south of the intersection of Hebron Road and Holland Glade Road (S.C. R. 271). 911 Address: N/A Tax Parcels: 334-13.00-334.00, 1448.00 through 1750.00

Additional Business

- Baylis Estates Subdivision Phase (2017-01) – Request for a 6-month time extension
- Commission discussion on paperless packets

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 15, 2021 at 5:00 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

-MEETING INSTRUCTIONS-

* The Sussex Planning & Zoning Commission is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

PLEASE NOTE: The meeting is to be held at the following location: **COUNCIL CHAMBERS, SUSSEX COUNTY ADMINISTRATIVE OFFICE BUILDING, 2 THE CIRCLE, GEORGETOWN**

The public is encouraged to view the meeting on-line. Any person attending in-person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Seating capacity is limited and seating assignments will be enforced.

The meeting will be streamed live at: <https://sussexcountye.gov/council-chamber-broadcast>

The County is required to provide a dial-in telephone number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.** Any person who dials in by telephone should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1 302-394-5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items listed under public hearings on this agenda.

The Planning & Zoning Commission meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountye.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountye.gov. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, April 21, 2021.

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